



MEMORANDUM

AGENDA ITEM #6g

DATE: JANUARY 7, 2008
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: CITY OF FORT LAUDERDALE PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On December 18, 2007 Council staff received proposed amendment #08-1ER/PEFE to the City of Fort Lauderdale Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Staff review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (F.S.), and Rules 9J-5 and 9J-11, Florida Administrative Code (F.A.C.).

Community Profile

The City of Fort Lauderdale is the seventh largest municipality in the state and the primary urban center for Broward County. The City's 2007 population was estimated as 179,971, an 18.1% increase from the City's 2000 population. The City was incorporated in 1911 and is the county seat of Broward County. The City's economic base is in tourism, the marine industry, and as a major employment center for the Region. Fort Lauderdale is a mature urban place. While the City is considered to be built out, it nevertheless has approximately 750 acres (just over one square mile) of vacant land scattered throughout the City on small parcels. Much of the developed land is designated for land use densities greater than the existing development. With its location at the heart of the metropolitan area, and its access to mass transit, Fort Lauderdale is an ideal location for infill and redevelopment. The State Road 7/U.S. 441 Corridor runs through a small portion of western Fort Lauderdale and the City is a member of the State Road 7/U.S. 441 Collaborative.

Additional information regarding the City or the region may be found on the Council's website, www.sfrpc.com.

Summary of Staff Analysis

Proposed Amendment #08-1ER/PEFE contains the text amendments to the City of Fort Lauderdale Comprehensive Plan as recommended by 2005 Evaluation and Appraisal Reports (EAR) and text amendments required for public school facilities. A map depicting the general location of the City is included in Attachment 1.

Summary of Amendments

EAR-Based Comprehensive Plan Amendments

In 1998 the State of Florida revised the statutory requirements for EARs to allow local governments to base their analysis on the key local issues they are facing. Section 163.3191, Florida Statutes, states that the EAR should be based on the local government's analysis of major issues to further the community's goals consistent with statewide minimum standards. The Report is not intended to require a comprehensive rewrite of the elements within the local plan, unless a local government chooses to do so.

The City of Fort Lauderdale conducted a scoping meeting on June 8, 2004 and identified the major issues to be addressed in the EAR. The EAR was found sufficient on March 24, 2006. The City of Fort Lauderdale identified the following local and special issues to be addressed in its EAR, which provide the basis for the proposed EAR-based amendments:

1. Transportation Systems
2. Financial Feasibility
3. Public Schools
4. Workforce and Affordable Housing
5. Recreation and Open Space
6. Balancing of Interests
7. Nonresidential Intensity Standards

All eleven elements of the comprehensive plan were updated in accordance with the amendments called for in the EAR, including a response to changes to State Statutes, the Florida Administrative Code and the *Strategic Regional Policy Plan for South Florida (SRPP)*. Amendments to eleven comprehensive plan elements are contained in this amendment package. A detailed analysis of the proposed amendment package is attached.

The City of Fort Lauderdale Commission unanimously voted 5-0 to approve the amendment at its meeting of November 20, 2007.

Council staff review of the EAR-based text changes confirms that proposed amendments are compatible with the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

Proposed Text Amendments for Public School Facilities

The proposed text amendments create a new Public School Facilities Element, and amend the Capital Improvements and Intergovernmental Elements to implement the 2005 Growth Management legislation, which requires that local governments adopt concurrency standards for public school facilities. The proposed Public School Facilities Element would bring the City into compliance with the requirements of state law by adding two new goals and five objectives with supporting policies that commit to a level of service standard for schools consistent with that of Broward County Public Schools.

The City of Fort Lauderdale Commission unanimously voted 5-0 to approve the amendment at its meeting of November 20, 2007.

Council staff analysis confirms that the proposed amendment is compatible with and supportive of the goals and policies of the *SRPP*.

Recommendation

Find proposed City of Fort Lauderdale amendment package #08-1ER/PEFE generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

**Proposed Comprehensive Plan Amendment Review
Staff Report
for
City of Fort Lauderdale**

**South Florida Regional Planning Council
January 2008**

**PROPOSED AMENDMENT PACKAGE #08-1ER/PEFE
TO THE
CITY OF FORT LAUDERDALE COMPREHENSIVE PLAN**

Summary of Staff Analysis

Proposed Amendment package #08-1ER/PEFE contains the Evaluation and Appraisal Report (EAR)-based text amendments to the City of Fort Lauderdale Comprehensive Plan. The Evaluation and Appraisal Report (EAR) for the City's Comprehensive Plan was adopted by the City Commission and found to be sufficient on March 24, 2006. The amendment package also includes a new Public Schools Element.

The City of Fort Lauderdale City Commission approved the transmittal of the proposed amendments by two unanimous votes of 5-0 on November 20, 2007.

EAR-Based Text Changes

Nine elements of the comprehensive plan were updated in accordance with the amendments called for in the EAR, including response to changes to State Statutes, the Florida Administrative Code, and the *Strategic Regional Policy Plan for South Florida (SRPP)*. A detailed analysis of the proposed comprehensive plan amendments is included below.

Administration and Implementation Element

The key proposed changes to this element include:

- Updating public participation procedures; and
- Provisions for annual update of the Capital Improvements Element (CIE).

Future Land Use Element

The key proposed changes to this element include the addition of four new land use categories (but without corresponding amendments to the Future Land Use Map):

- Local Activity Center;
- Transit Oriented Corridor;
- Transit Oriented Development; and,
- Mixed Use - Residential.

Other proposed changes include provisions for implementation of the Downtown Master Plan and changes to the Regional Activity Center land use category to promote workforce and affordable housing opportunities, redevelopment and use of mass transit.

Housing Element

The City of Fort Lauderdale participates in the SHIP, HOME, and CDBG programs and implements rental and owner-occupied rehabilitation programs. The City has adopted a number of Goals, Objectives, and Policies to address the provision of affordable housing in Comprehensive Plan. In addition, projects that require amendment to the City's Future Land Use Map are required to provide affordable housing pursuant to Broward County to Broward County Land Use Plan (BCLUP) Policy 1.07.07.

The key proposed changes to this element include:

- Commitment by the City to seek funding from non-profit and private sectors to expand the scope of diminished government programs for housing rehabilitation;
- Provisions to increase affordable housing opportunities for very low, low and moderate-income households; and
- Commitment to further amend the Housing Element, upon adoption of the workforce/affordable housing study recommendations.

Infrastructure Element

The key proposed changes to this element include:

- Provisions to adopt Ten Year Water Supply Facilities Work Plan, consistent with Lower East Coast Water Supply Plan; and,
- Commitment to support funding recommendations in the City's Water and Wastewater Master Plan to ensure financial feasibility.

Coastal Management Element

The key proposed changes to this element include:

- A commitment to conduct a feasibility analysis of options for directing density away from the barrier island.

Conservation Element

The key proposed changes to this element include:

- Provisions for a multi-modal transportation system to enhance air quality; and
- Provisions to increase the City's existing tree canopy by seven percent by 2018.

Intergovernmental Element

The key proposed changes to this element include:

- Provisions for coordinating water supply planning with Broward County and South Florida Water Management District; and
- Provisions for coordinating with Broward County and City of Hollywood concerning the expansion of Fort Lauderdale-Hollywood International Airport.

Capital Improvements Element (CIE)

The key proposed changes to this element include:

- Provisions for annual updates to the Five Year Capital Improvement Program (CIP) and the CIP Schedule;
- Defining Level of Service (LOS) standards for transit-oriented concurrency and for long range transportation planning, including Strategic Intermodal System (SIS) connectors; and
- Update of the Capital Improvement Plan for 2007-08 to 2011-12.

Transportation Element

The key proposed changes to this element include:

- A new Goal to improve the City's multimodal transportation system to serve local and regional needs; and
- Provisions for implementing transit-oriented concurrency, including LOS standards.

Parks and Recreation Element

The key proposed changes to this element include:

- Provisions to complete and implement a Long Range Strategic Plan for Parks and Recreation Facilities; and
- Provisions to coordinate with Broward County Greenways Project.

Historic Preservation Element

The key proposed changes to this optional element include:

- Provisions to encourage repair and reuse of historic structures as a preferred alternative to demolition; and
- Provisions for improved coordination with State and Federal agencies.

Conclusion

Staff review of the EAR-based changes confirms that proposed amendments are compatible with and supportive of the goals and policies of the *SRPP*.

Public Schools Element

This proposed Public School Facilities Element is a new element. Broward County and the municipalities in the County must adopt the Public Education Facilities/Public Schools Element, related comprehensive plan text amendments and *Amended Interlocal Agreement for Public School Facility Planning in Broward County (ILA)* by February 1, 2008.

The proposed Public Schools Element amendments would add two new goals and five objectives with supporting policies that would coordinate new residential development with future availability of public school facilities consistent with the adopted level of service (LOS) standards for public school concurrency. The LOS standard shall be 110% of the Florida Inventory of School Housing (FISH) capacity for each public elementary, middle and high school.

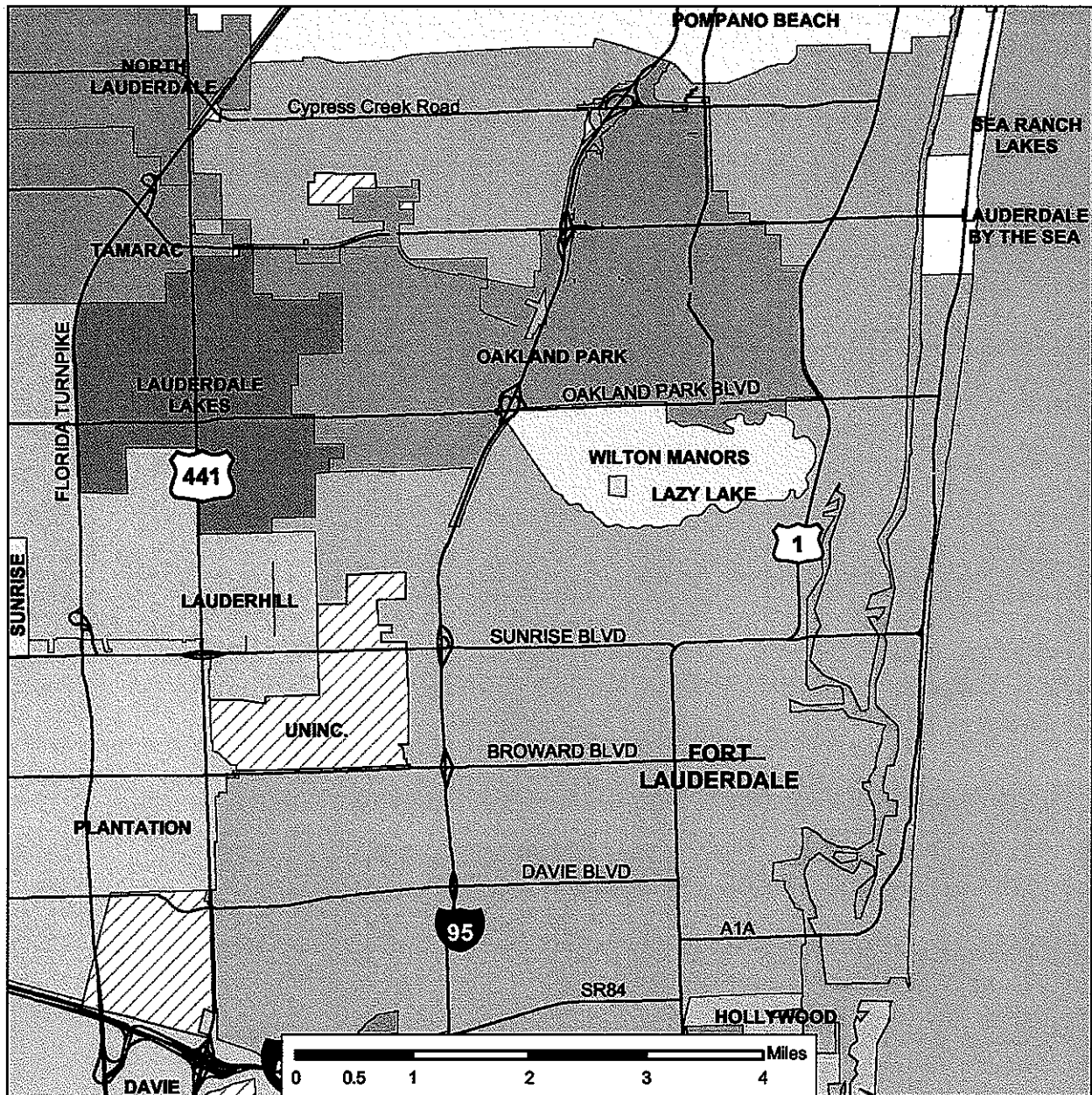
Proposed amendments to the Intergovernmental Element would add policies which would coordinate County and municipal land use planning and permitting processes with the School Board's site selection and planning process to ensure future school facilities are consistent and compatible with land use categories and enable a close integration between existing and planned school facilities and the surrounding land uses.

Proposed Capital Improvement Element amendments would add policies that would ensure that public school facilities are available for current and future students consistent with available financial resources and the adopted LOS.

Conclusion

Staff review of the proposed amendments for public school facilities confirms that they are compatible with and supportive of the goals and policies of the *SRPP*.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

Location Map

City of Fort Lauderdale
Proposed Amendment #08-1

Sources: FDEP, SFWMD, Broward County, SFRPC.

Note: For planning purposes only. All distances are approximate.